



# PLANNING & ZONING COMMISSION

1520 K AVENUE

DATE: 08/20/18

CALL TO ORDER: 7:00 p.m.

## PLEDGE OF ALLEGIANCE

ITEM NO.	EXPLANATION	ACTION TAKEN
<p>(a)</p> <p>(b)</p> <p>RA</p>	<p>OUR MISSION - THE CITY OF PLANO IS A REGIONAL AND NATIONAL LEADER, PROVIDING OUTSTANDING SERVICES AND FACILITIES, THROUGH COOPERATIVE EFFORTS THAT ENGAGE OUR CITIZENS AND THAT CONTRIBUTE TO THE QUALITY OF LIFE IN OUR COMMUNITY.</p> <p><b>The Planning &amp; Zoning Commission may convene into Executive Session to discuss posted items in the regular meeting as allowed by law.</b></p> <p><b>The Planning &amp; Zoning Commission will open their Regular Meeting at 7:00 p.m. in the Senator Florence Shapiro Council Chambers as follows:</b></p> <p><b><u>COMMENTS OF PUBLIC INTEREST</u></b></p> <p><b><u>This portion of the meeting is to allow up to five (5) minutes per speaker with thirty (30) total minutes on items of interest or concern and not on items that are on the current agenda. The Planning &amp; Zoning Commission may not discuss these items, but may respond with factual or policy information. The Planning &amp; Zoning Commission may choose to place the item on a future agenda.</u></b></p> <p><b><u>CONSENT AGENDA</u></b></p> <p><b><u>The Consent Agenda will be acted upon in one motion and contains items which are routine and typically noncontroversial. Items may be removed from this agenda for individual discussion by commissioners, staff, or any citizen. Citizens are limited to two (2) items and discussion time of three (3) minutes each.</u></b></p> <p><b>Approval of Minutes - July 24, 2018</b></p> <p><b>Final Plat: Parkway Centre Phase 5, Block C, Lot 9 - Professional/general administrative office on one lot on 1.1 acres located on the west side of the Dallas North Tollway, 255 feet north of Chapel Hill Boulevard. Zoned Regional Employment/Dallas North Tollway Overlay District. Project #FP2018-027. Applicant: Crest Wealth, LLC</b></p>	

<p>(c) RA</p>	<p><b>Revised Site Plan:</b> Breezeway Farms Addition, Block 1, Lots 3R, 9, 10, &amp; 11 - Professional/general administrative office, retail, and restaurant on Lot 3R, vehicle parking lot on Lot 9, and vacant lots on 23.7 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive. Zoned Planned Development-21-Corridor Commercial. Project #RSP2018-035. <b>Applicant: Regent Properties</b></p>	
<p>(d) CF</p>	<p><b>Revised Site Plan:</b> Custer/121 Addition, Block 1, Lot 5R - Religious facility on one lot on 15.1 acres located on the south side of State Highway 121, 570 feet west of Rowlett Cemetery Road. Zoned Regional Commercial/State Highway 121 Overlay District. Project #RSP2018-038. <b>Applicant: One Community Church</b></p>	
<p>(e) EM</p>	<p><b>Preliminary Site Plan:</b> Legacy West Addition, Block E, Lots 2R, 5R, &amp; 8 - Professional/general administrative office on Lot 2R, vacant lot on Lot 5R, and hotel on Lot 8, on 95.5 acres located at the southeast corner of Headquarters Drive and Legacy Drive. Zoned Central Business-1. Projects #PSP2018-031. <b>Applicant: Silos Harvesting Partners, LP</b></p>	
<p>(f) CF</p>	<p><b>Preliminary Site Plan:</b> Preston Towne Crossing, Block 1, Lot 6R - Bank, savings and loan on one lot on 1.0 acre located at the northeast corner of Preston Road and Park Boulevard. Zoned Retail/Preston Road Overlay District. Project #PSP2018-033. <b>Applicant: Capital One, N.A.</b></p>	
<p>(g) CF</p>	<p><b>Revised Preliminary Site Plan:</b> Central Plano Industrial Park Phase 1, Block 3, Lot 1C - Major vehicle repair and used vehicle dealer on one lot on 3.9 acres located on the north side of Plano Parkway, 415 feet west of Jupiter Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Project #RPSP2018-003. <b>Applicant: Safeen Realty, LLC</b></p>	
<p>(h) RA</p>	<p><b>Revised Concept Plan and Open Space Plan:</b> Breezeway Farms Addition, Block 1, Lots 1R-13 - Hotel, professional/general administrative office, retail, restaurant, fitness center, and multifamily residence on 13 lots on 83.6 acres located on the west side of U.S. Highway 75, 360 feet south of Legacy Drive. Zoned Planned Development-21-Corridor Commercial. Projects #RCP2018-006 and #OSP2018-005. <b>Applicant: Regent Properties</b></p>	
<p><b><u>ITEMS FOR INDIVIDUAL CONSIDERATION</u></b></p>		
<p><b><u>Public Hearing Items: Applicants are limited to fifteen (15) minutes presentation time with a five (5) minute rebuttal, if needed. Remaining speakers are limited to thirty (30) total minutes of testimony time, with three (3) minutes assigned per speaker. The presiding officer may modify these times as deemed necessary.</u></b></p>		
<p>(1) KS</p>	<p><b>Public Hearing - Discussion &amp; Direction:</b> Proposed 2018-2019 Community Investment Program - Discussion and direction regarding the proposed 2018-2019 Community Investment Program (CIP). <b>Applicant: City of Plano</b></p>	

<p>(2A) RA</p>	<p><b>Public Hearing:</b> Zoning Case 2018-013 - Request to rezone 4.3 acres located on the west side of Coit Road, 680 feet north of Denham Way <b>from</b> Single-Family Residence-6 <b>to</b> Planned Development-Single-Family Residence Attached. Zoned Single Family Residence-6. Tabled July 2, 2018. Project #ZC2018-013. <b>Applicant: Preston Meadow Lutheran Church</b></p>	
<p>(2B) RA</p>	<p><b>Public Hearing - Revised Preliminary Site Plan and Preliminary Site Plan:</b> Preston Meadow Lutheran Church, Block 1, Lots 1R &amp; Preston Meadow Villas - Religious facility on one lot, 35 Single-Family Residence Attached lots, and four common area lots on 10.1 acres located on the west side of Coit Road, 680 feet north of Denham Way. Zoned Single-Family Residence-6. Tabled July 2, 2018. Projects #RPSP2018-002 and #PSP2018-028. <b>Applicant: Preston Meadow Lutheran Church</b></p>	
<p>(3) EM</p>	<p><b>Public Hearing:</b> Zoning Case 2018-002 - Request to rezone 93.5 acres located at the southeast corner of State Highway 121 and the Dallas North Tollway <b>from</b> Central Business-1 <b>to</b> Planned Development-Central Business-1 in order to modify development standards related to parking and signage. Zoned Central Business-1/State Highway 121 &amp; Dallas North Tollway Overlay Districts with Specific Use Permits #647 and #648 for Vehicle Leasing and Renting. Project #ZC2018-002. <b>Applicant: Granite Properties</b></p>	
<p>(4) RA</p>	<p><b>Public Hearing:</b> Zoning Case 2018-016 - Request for a Specific Use Permit for a Commercial Antenna Support Structure on 0.1 acre located 420 feet east of Parkwood Boulevard and 888 feet south of Headquarters Drive. Zoned Commercial Employment. Project #ZC2018-016. <b>Applicant: CHH Plano, LLC</b></p>	
<p>(5) CF</p>	<p><b>Public Hearing - Replat:</b> Preston Pointe Manor Care Addition, Block A, Lot 3R - Medical office on one lot on 1.5 acres located on the south side of Dexter Road, 1,405 feet east of Preston Road. Zoned Planned Development-194-General Office/190 Tollway/Plano Parkway Overlay District. Project #R2017-061. <b>Applicant: Parkway Capital Partners, LLC</b></p>	
<p>(6) CF</p>	<p><b>Public Hearing - Replat:</b> Central-Plano Industrial Park Phase 2, Block 1, Lot 1R - Light-intensity manufacturing on one lot on 20.4 acres located on the south side of Plano Parkway, 260 feet west of Jupiter Road. Zoned Light Industrial-1/190 Tollway/Plano Parkway Overlay District. Project #R2017-064. <b>Applicant: Packaging Corporation of America</b></p>	
<p>(7) EM</p>	<p><b>Public Hearing - Replat:</b> Legacy West Addition, Block C, Lot 7R - 400 mid-rise residential units on one lot on 6.1 acres located at the northeast corner of Communications Parkway and Columbus Avenue. Zoned Planned Development-64-Central Business-1/Dallas North Tollway Overlay District. Project #R2017-068. <b>Applicant: Legacy West Mid-Rise Investors, LP</b></p>	
<p>(8) RA</p>	<p><b>Public Hearing - Replat:</b> Fairview Farm Marketplace, Block A, Lot 5R - Hotel on one lot on 2.7 acres located on the east side of U.S. Highway 75, 730 feet north of Parker Road. Zoned Corridor Commercial. Project #R2018-035. <b>Applicant: Plano Hotel Group</b></p>	

<p>(9) CF</p>	<p><b>Public Hearing - Preliminary Replat and Site Plan:</b> K Avenue Addition, Block A, Lot 1 - Professional/general administrative office on one lot on 0.3 acre located on the west side of K Avenue, 110 feet north of 18th Street. Zoned Downtown Business/Government. Projects #PR2018-018 and #SP2018-022. <b>Applicant: Carpenter Two, LLC</b></p> <p><b><u>Non-Public Hearing Items: The presiding officer may permit limited public comment for items on the agenda not posted for a Public Hearing. The presiding officer will establish time limits based upon the number of speaker requests, length of the agenda, and to ensure meeting efficiency, and may include a cumulative time limit. Speakers will be called in the order cards are received until the cumulative time is exhausted.</u></b></p>	
<p>(10) EM</p>	<p><b>Request to Call a Public Hearing:</b> Various Ordinance Modifications - Request to call a public hearing to consider amendments to Article 8 (Definitions), Article 14 (Allowed Uses and Use Classifications), Article 16 (Parking and Loading), Article 17 (Landscaping and Tree Preservation), and related sections of the Zoning Ordinance and Subdivision Ordinance to consider various modifications and updates.</p>	
<p>(11) KS</p>	<p><b>Discussion &amp; Direction:</b> Comprehensive Plan Map Amendments - Request for discussion and direction pertaining to the proposed 2018 update of the Park Master Plan and related amendments to the Future Land Use Map, Growth and Change Map, Park Master Plan Map, and Bicycle Transportation Map of the Plano Tomorrow Comprehensive Plan and amendments to the Growth and Change Map of the Plano Tomorrow Comprehensive Plan to reflect development that has already occurred.</p>	
<p>(12)</p>	<p><b>Items for Future Discussion:</b> The Planning &amp; Zoning Commission may identify issues or topics that they wish to schedule for discussion at a future meeting.</p> <p><b>Council Liaisons: Mayor Pro Tem Ron Kelley and Deputy Mayor Pro Tem Angela Miner</b></p> <p><b><u>Plano Municipal Center is wheelchair accessible. A sloped curb entry is available at the main entrance facing Municipal/L Avenue, with specially marked parking spaces nearby. Access and special parking are also available on the north side of the building. The Senator Florence Shapiro Council Chambers is accessible by elevator to the lower level. Requests for sign interpreters or special services must be received forty-eight (48) hours prior to the meeting time by calling the Planning Department at (972) 941-7151.</u></b></p>	